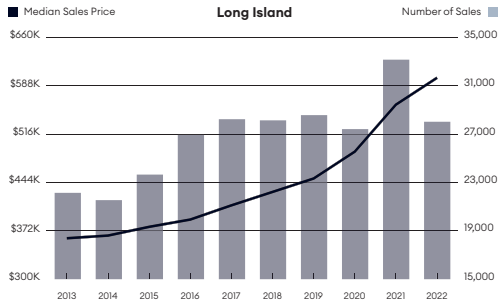
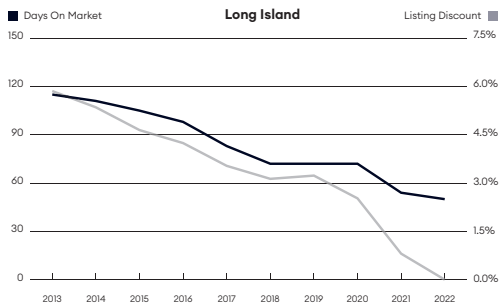


Elliman Report

2013-2022 Long Island Sales

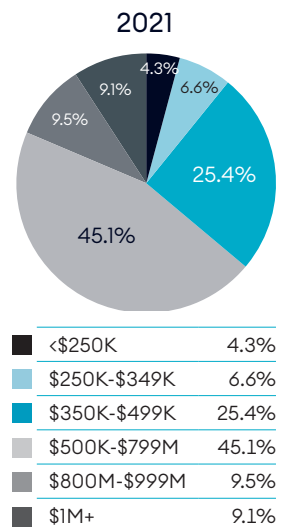
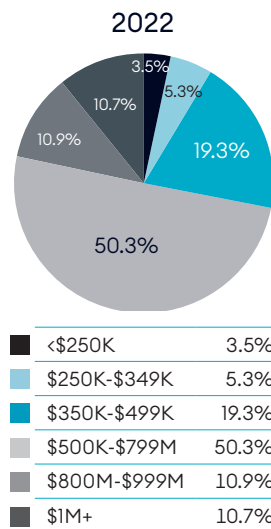


Long Island Matrix	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
Average Sales Price	\$692,424	5.8%	\$654,566	54.4%	\$448,324
Median Sales Price	\$600,000	7.1%	\$560,000	66.2%	\$361,000
Number of Sales (Closed)	28,026	-15.5%	33,161	26.6%	22,145
Days on Market (From Original Date)	50	-7.4%	54	-56.5%	115
Listing Discount (From Original Price)	0.0%		0.8%		5.8%
Listing Inventory	5,019	30.0%	3,862	-60.8%	12,801
Months of Supply	2.1	50.0%	1.4	-69.6%	6.9

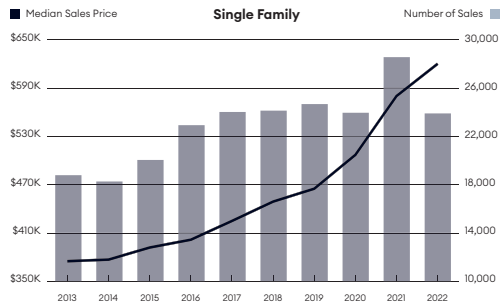


Quintiles (Median Sales Price By NOS)	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
5/5	\$1,069,000	8.5%	\$985,000	39.0%	\$769,000
4/5	\$715,000	5.9%	\$675,000	53.8%	\$465,000
3/5	\$600,000	7.1%	\$560,000	66.2%	\$361,000
2/5	\$505,000	8.6%	\$465,000	80.4%	\$280,000
1/5	\$360,000	6.2%	\$338,900	111.8%	\$170,000

	Average Sales Price	Median Sales Price	Number of Sales
2022	\$692,424	\$600,000	28,026
2021	\$654,566	\$560,000	33,161
2020	\$575,352	\$490,000	27,417
2019	\$523,790	\$450,000	28,574
2018	\$507,693	\$430,000	28,142
2017	\$491,335	\$410,000	28,236
2016	\$473,426	\$388,850	26,939
2015	\$466,972	\$378,000	23,655
2014	\$454,273	\$365,000	21,542
2013	\$448,324	\$361,000	22,145



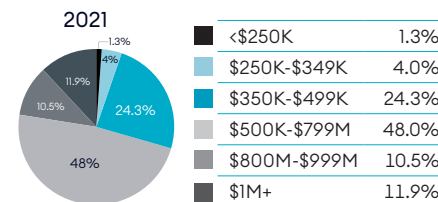
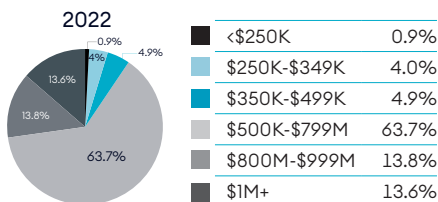
Single Family



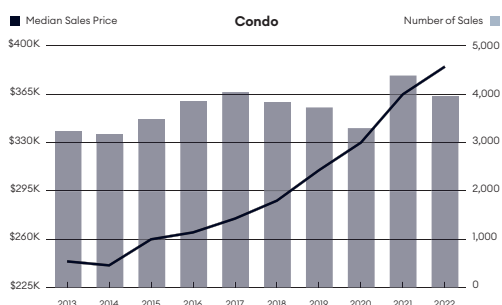
	Average Sales Price	Median Sales Price	Number of Sales
2022	\$728,950	\$620,000	24,030
2021	\$687,461	\$580,000	28,731
2020	\$598,635	\$507,000	24,085
2019	\$545,295	\$465,000	24,810
2018	\$532,150	\$449,000	24,262
2017	\$514,363	\$425,000	24,151
2016	\$493,737	\$401,700	23,048
2015	\$491,696	\$392,000	20,142
2014	\$480,445	\$377,000	18,343
2013	\$472,565	\$375,000	18,870

Single Family Matrix	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
Average Sales Price	\$728,950	6.0%	\$687,461	54.3%	\$472,565
Median Sales Price	\$620,000	6.9%	\$580,000	65.3%	\$375,000
Number of Sales (Closed)	24,030	-16.4%	28,731	27.3%	18,870
Days on Market (From Original Date)	48	-9.4%	53	-57.1%	112
Listing Discount (From Original Price)	-0.2%		0.8%		5.8%
Listing Inventory	3,747	19.0%	3,149	-68.6%	11,930
Months of Supply	1.9	46.2%	1.3	-75.0%	7.6

Quintiles (Median Sales Price By NOS)	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
5/5	\$1,115,000	11.5%	\$999,999	39.4%	\$800,000
4/5	\$735,000	6.2%	\$692,000	53.1%	\$480,000
3/5	\$620,000	6.9%	\$580,000	65.3%	\$375,000
2/5	\$535,000	8.1%	\$495,000	78.3%	\$300,000
1/5	\$425,000	9.0%	\$390,000	112.5%	\$200,000



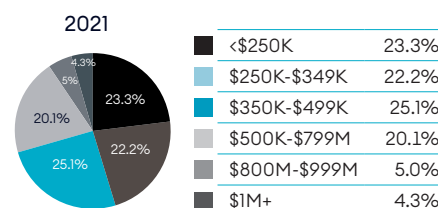
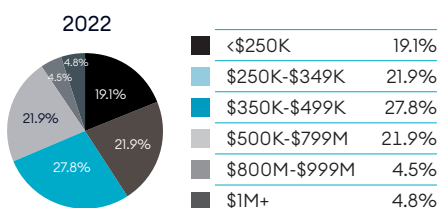
Condo



	Average Sales Price	Median Sales Price	Number of Sales
2022	\$472,774	\$385,000	3,996
2021	\$441,218	\$365,000	4,430
2020	\$407,047	\$330,000	3,332
2019	\$382,047	\$310,000	3,764
2018	\$354,762	\$288,000	3,880
2017	\$355,190	\$275,000	4,085
2016	\$353,114	\$265,000	3,891
2015	\$325,216	\$260,000	3,513
2014	\$304,955	\$241,125	3,199
2013	\$308,648	\$244,000	3,275

Condo Matrix	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
Average Sales Price	\$472,774	7.2%	\$441,218	53.2%	\$308,648
Median Sales Price	\$385,000	5.5%	\$365,000	57.8%	\$244,000
Number of Sales (Closed)	3,996	-9.8%	4,430	22.0%	3,275
Days on Market (From Original Date)	58	-7.9%	63	-55.7%	131
Listing Discount (From Original Price)	1.2%		1.4%		5.1%
Listing Inventory	738	3.5%	713	-64.0%	2,052
Months of Supply	2.2	15.8%	1.9	-70.7%	7.5

Quintiles (Median Sales Price By NOS)	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
5/5	\$780,000	3.3%	\$755,000	31.1%	\$595,000
4/5	\$505,687	3.2%	\$490,000	42.4%	\$355,000
3/5	\$385,000	5.5%	\$365,000	57.8%	\$244,000
2/5	\$295,000	7.3%	\$275,000	65.7%	\$178,000
1/5	\$199,800	11.0%	\$180,000	106.0%	\$97,000



Luxury

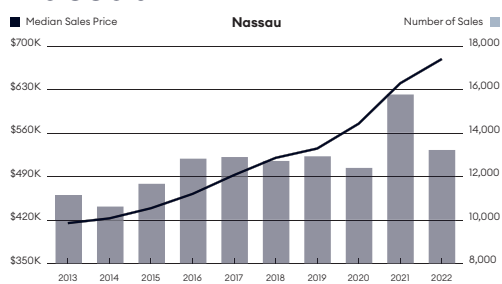


Luxury Matrix (Top 10% of Sales)	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
Average Sales Price	\$1,675,029	3.0%	\$1,625,685	31.0%	\$1,278,446
Median Sales Price	\$1,400,000	5.7%	\$1,325,000	40.1%	\$999,000
Number of Sales (Closed)	2,831	-15.1%	3,334	27.9%	2,214
Days on Market (From Original Date)	74	-16.9%	89	-36.8%	117
Listing Discount (From Original Price)	3.1%		4.9%		8.3%
Listing Inventory	1,393	3.3%	1,349	-43.1%	2,449
Months of Supply	5.9	20.4%	4.9	-55.6%	13.3

	Average Sales Price	Median Sales Price	Number of Sales
2022	\$1,675,029	\$1,400,000	2,831
2021	\$1,625,685	\$1,325,000	3,334
2019	\$1,416,508	\$1,200,000	2,748
2018	\$1,282,009	\$1,075,000	2,875
2017	\$1,302,826	\$1,065,000	2,838

	Average Sales Price	Median Sales Price	Number of Sales
2016	\$1,327,338	\$1,090,000	2,845
2015	\$1,329,213	\$1,050,000	2,705
2014	\$1,328,675	\$1,060,000	2,376
2013	\$1,339,097	\$1,047,250	2,151
2012	\$1,278,446	\$999,000	2,214

Nassau

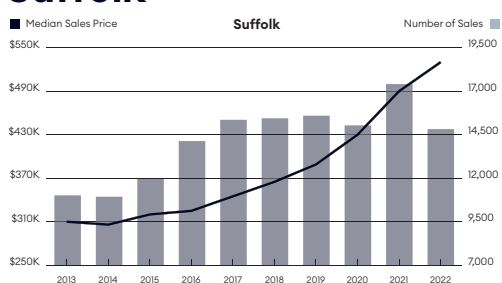


Nassau Matrix	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
Average Sales Price	\$819,251	5.2%	\$778,426	52.5%	\$537,052
Median Sales Price	\$679,000	6.1%	\$640,000	63.6%	\$415,000
Number of Sales (Closed)	13,213	-16.2%	15,763	18.6%	11,138
Days on Market (From Original Date)	55	-9.8%	61	-48.6%	107
Listing Discount (From Original Price)	1.1%		2.1%		6.4%
Listing Inventory	2,559	11.7%	2,290	-54.0%	5,562
Months of Supply	2.3	35.3%	1.7	-61.7%	6.0

	Average Sales Price	Median Sales Price	Number of Sales
2022	\$819,251	\$679,000	13,213
2021	\$778,426	\$640,000	15,763
2020	\$699,396	\$575,000	12,389
2019	\$639,635	\$535,000	12,922
2018	\$633,895	\$520,000	12,709

	Average Sales Price	Median Sales Price	Number of Sales
2017	\$616,511	\$492,337	12,889
2016	\$593,236	\$462,000	12,814
2015	\$571,108	\$439,000	11,659
2014	\$559,732	\$422,688	10,613
2013	\$537,052	\$415,000	11,138

Suffolk



Suffolk Matrix	2022	%Δ (QTR)	2021	%Δ (10-YR)	2013
Average Sales Price	\$579,296	6.8%	\$542,345	61.6%	\$358,539
Median Sales Price	\$530,000	8.2%	\$490,000	71.0%	\$310,000
Number of Sales (Closed)	14,813	-14.9%	17,398	34.6%	11,007
Days on Market (From Original Date)	45	-6.3%	48	-63.4%	123
Listing Discount (From Original Price)	-1.5%		-0.9%		4.8%
Listing Inventory	2,460	56.5%	1,572	-66.0%	7,239
Months of Supply	2.0	81.8%	1.1	-74.7%	7.9

	Average Sales Price	Median Sales Price	Number of Sales
2022	\$579,296	\$530,000	14,813
2021	\$542,345	\$490,000	17,398
2020	\$473,068	\$429,999	15,027
2019	\$427,210	\$389,000	15,584
2018	\$403,767	\$365,000	15,433

	Average Sales Price	Median Sales Price	Number of Sales
2017	\$386,208	\$345,000	15,347
2016	\$364,735	\$325,000	14,125
2015	\$365,762	\$320,000	11,996
2014	\$352,033	\$306,000	10,929
2013	\$358,539	\$310,000	11,007

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
575 Madison Avenue, New York, NY 10022
212.891.7000 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com

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